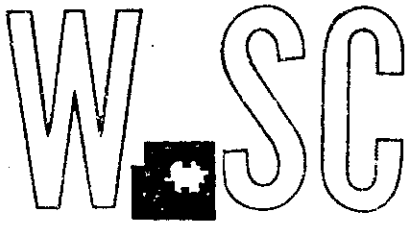


WICHITA — SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
DEPARTMENT

CITY HALL — TENTH FLOOR
455 NORTH MAIN STREET
WICHITA, KANSAS 67202-1688
(316) 268-4421
FAX (316) 268-4390

February 17, 1998

Pleasant Valley Methodist Church
1600 W. 27th St. North
Wichita, KS 67204

Re: Administrative Adjustment 98-4: To allow parking within 20 feet of the front property line along 27th Street North and Coolidge and also to reduce the rear and side yard setback from 25 feet to 20 feet. The property is zoned "SF-6" Single-Family District and is located on the northwest corner of 27th St. North and Coolidge.

Legal Description: Lots 14, 15, 16 and South 70 Feet of Lot 17; Gilders Court Addition, Wichita, Sedgwick County, Kansas (1600 W. 27th St. North)

Dear Pleasant Valley Methodist Church:

We have reviewed your request for an administrative adjustment to allow parking within twenty feet of the front property line of platted lots in the "SF-6" Single-Family District. Due to the church addition which will be constructed in the near future, additional handicap spaces are required to meet the City parking requirement. This new parking lot will allow the church to meet these requirements.

The additional administrative adjustment which was to reduce the side and rear yard setbacks along the northwest corner of this property will allow the maintenance garage to be constructed without encroaching into the existing parking lot. The compatibility standards are triggered when a nonresidential use is being placed in the "TF-3" zoning district and more restrictive zoning districts. This church is located in the "SF-6" Single-Family Zoning District. These standards require a minimum of 15 feet of setback for these nonresidential uses plus one foot for each five feet of lot width over 50 feet, not to exceed 25 feet. Therefore, the maintenance garage would be required to be 25 feet from the property lines based on the compatibility standards.

Except for this garage all other structures have been constructed without encroaching into the required building setbacks and the remaining area, twenty (20) feet, between the parking area and the property line is sufficient to provide the screening and landscaping required by the landscape code.



We find that allowing parking within twenty feet of the front property line and also reducing the rear and side yard setback from twenty-five feet to twenty feet meet the four conditions required by Section V-I.6 of the Unified Zoning Code, as set out below:

- 1) Impact on safety and convenience of vehicular and pedestrian circulation: The proposed adjustments should have no negative impact on safety and convenience of vehicular and pedestrian circulation in the vicinity of the application area. There is sufficient space remaining to provide landscaping and separation between vehicles and pedestrians. The proposed garage is expected not to generate additional vehicle or pedestrian traffic than currently exists.
- 2) Impact on existing uses in surrounding areas: There should not be a negative impact on the existing uses in surrounding areas as a result of granting these adjustments. The parking area will be screened from adjoining properties by required landscaping which will reduce any potential impact on those properties. The garage is surrounded by a solid fence to the west and by a row of trees to the north. A privacy fence will also be constructed along the northern property line to screen the home to the north from the parking lot and the maintenance garage.
- 3) Compatibility with existing or permitted uses on abutting sites: Allowing parking to within twenty feet of the property line would be compatible with uses on abutting sites inasmuch as the use on the application area is not changing. The site will still be used as a religious facility. The residential character of the neighborhood will not be altered by reducing the setbacks along the northwest corner by from twenty-five feet to twenty feet.
- 4) Effect on public health, safety or welfare: There will be no encroachments into public utility easements or right-of-way and there should not be a negative impact on the public health, safety or welfare nor will the adjustments be materially injurious to properties or improvements in the vicinity.

Our signatures below indicate that the administrative adjustments to allow parking within twenty feet of the front property line and to reduce the northwest side and rear yard setbacks from twenty-five to twenty feet is hereby granted subject to the following condition:


- 1) The parking adjustment is only for the shaded area shown on the attached site plan which was submitted with the request and is generally located on the northwest corner of 27th St. North and Coolidge.
- 2) Landscaping shall be provided in accordance with the City's landscape code.
- 3) All required building permits shall be obtained prior to any construction and all work shall be performed in compliance with those permits.
- 4) The adjustment shall apply to only those portions of the side yard setback and the rear yard setback needed for the placement of the maintenance garage, as shown on

the attached site plan.

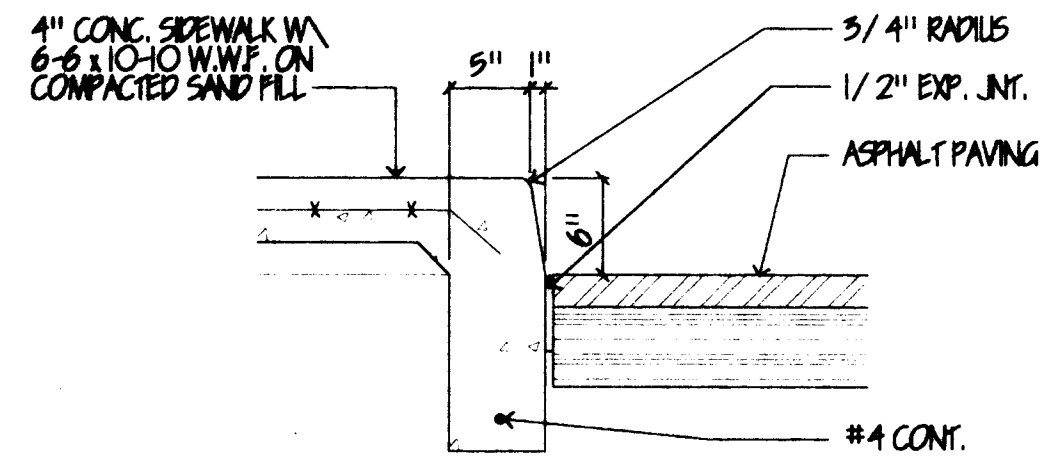
The zoning adjustment sign should now be removed from the property.



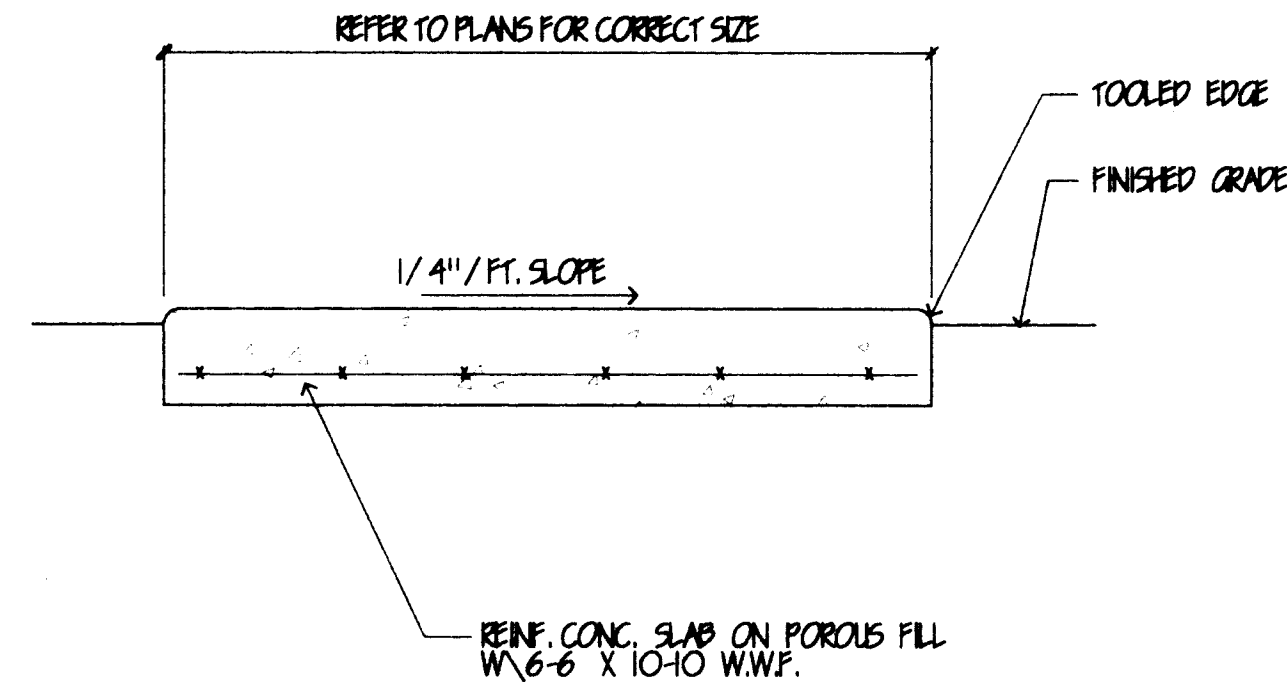
Marvin S. Krout
Director of Planning



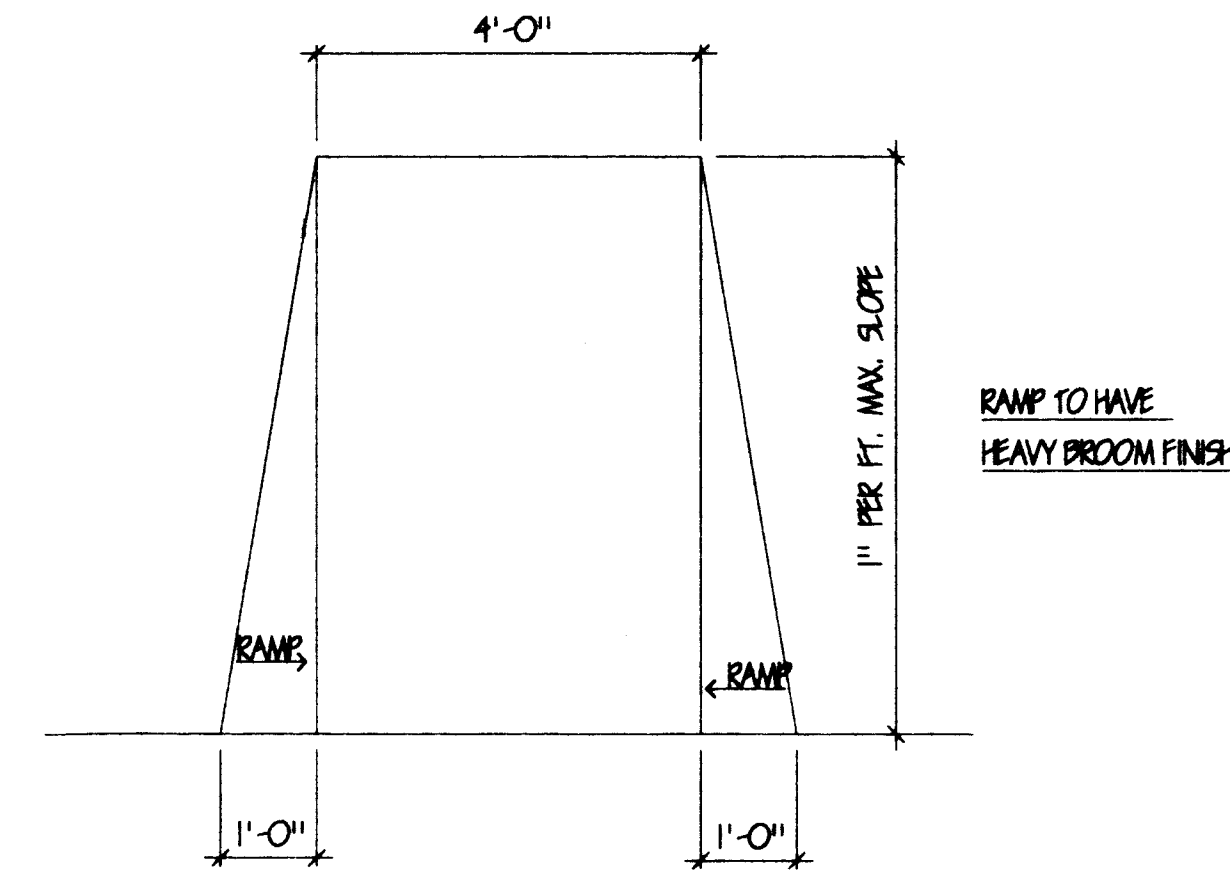
Kurt Schroeder
Superintendent of Central Inspection



1 SIDEWALK/CURB DETAIL
1" = 1'-0"

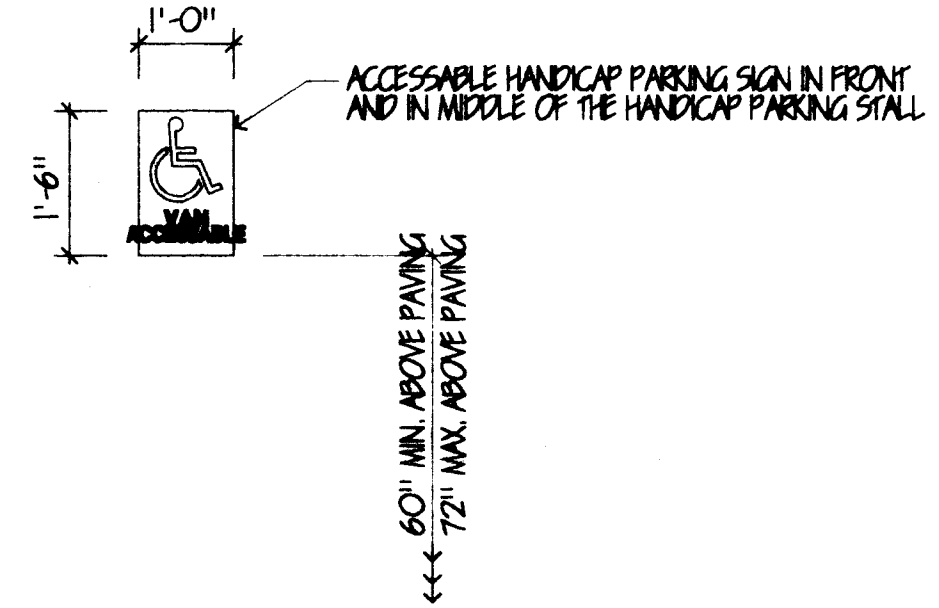


2 SIDEWALK - TYP. CROSS SECTION
1" = 1'-0"

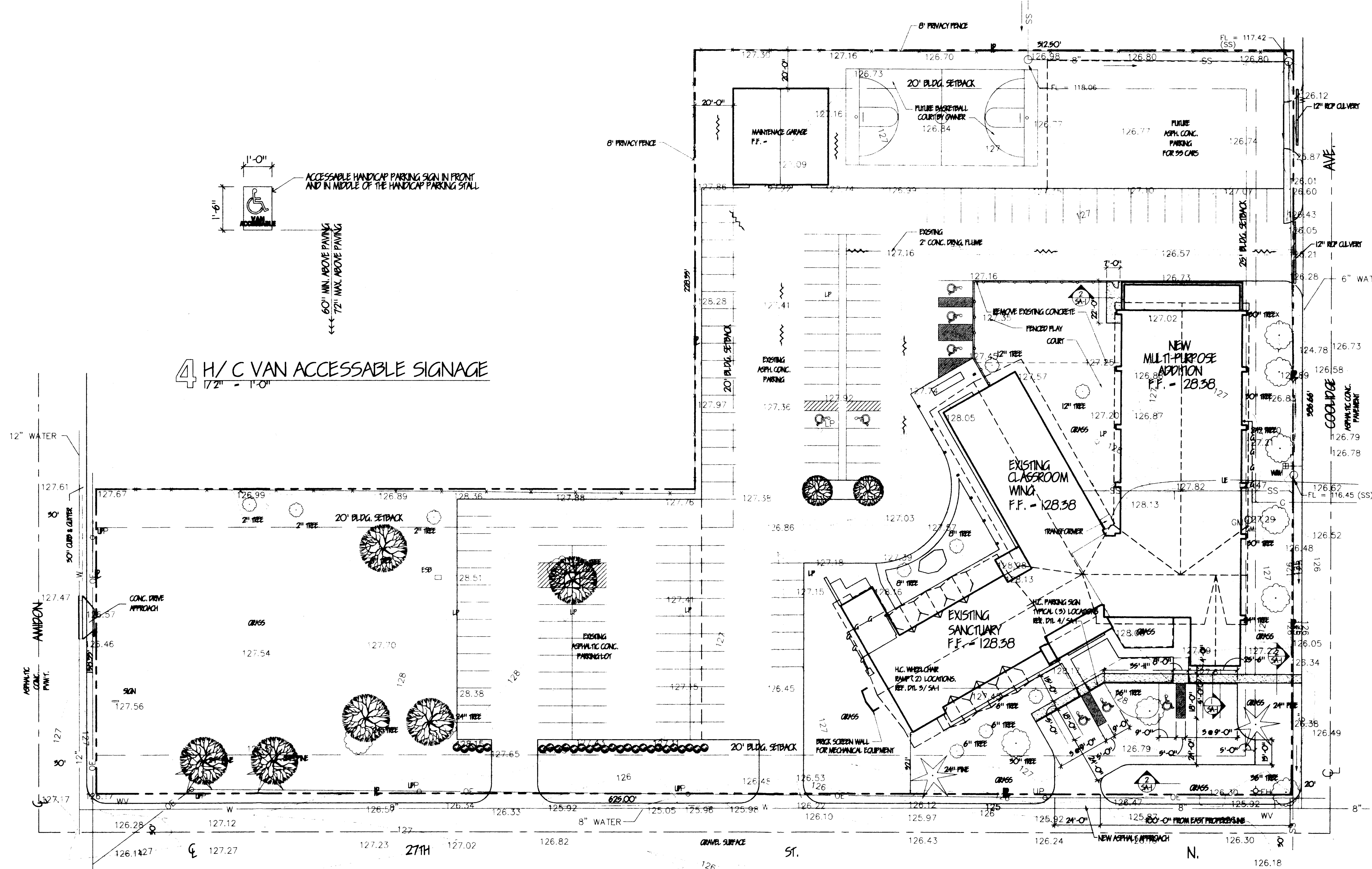


3 WHEELCHAIR RAMP DETAIL
1/2" = 1'-0"

DATA BLOCK		
SITE	BUILDING	MECHANICAL
LEGAL DESCRIPTION: LOT 14, 16, 18 AND THE SOUTH 70 PERCENT OF LOT 17 CLATSOP COUNTY, OREGON AREA: PARCEL SIZE: 170,912 SF. IMPERVIOUS AREA: 78,419 SF.	FLOOR AREA: EXISTING BLDG. REMOVED: 4,996 SF. NEW CONSTRUCTION: 12,429 SF. TOTAL NEW FLOOR AREA: 7,433 SF	PLUMBING: (2) 1/2" W.C., (2) 3/4" W.C., (1) T.C., W.W.R. FOUNDATION STAIRS: NONE PIPE HITCHES: EXISTING
FOUNDATIONS: EXISTING: 129 9'-0" STILLS EXISTING: 5 HC ACCESSIBLE STILLS AND (1) VAN ACCESSIBLE STALL NEW: 4 9'-0" STILLS NEW: 2 HC ACCESSIBLE STILLS AND (1) VAN ACCESSIBLE STALL TOTAL: 146 STILLS	OCCUPANCY: 7-21 BUILDING TYPE: CHURCH	ELECTRICAL: (1) 400 AMP, 3 PHASE, 120/208 VOLT SERVICE (1) 15-POLE EXISTING 800 AMP SERVICE (1) 400 AMP, 3 PHASE, 120/208 VOLT SERVICE (2) 200 AMP, 3 PHASE, 120/208 VOLT SERVICE
DESIGN LOADS: FLOOR: 40 PSF BUILDING DESIGNER PER U.L.C. - 1994 EDITION ROOF LIVE LOAD - 20 PSF, 5 P.S.F. DEAD WIND - 80 MPH WIND LOAD - EM' 19		



4 H/C VAN ACCESSIBLE SIGNAGE
1/2" = 1'-0"



SITE PLAN
1" = 30'-0"

EVANS
 EVANS BUILDING CO., INC.
 WICHITA, KANSAS 67277
 9801 W. YORK

PLEASANT VALLEY
 METHODIST CHURCH
 WICHITA, KS.
 1600 W. 27 NORTH

PROPERTY
 EVANS BUILDING COMPANY, INC.
 WICHITA CITY LICENSE NO. 28
 SOUTHWEST CO. LICENSE NO. 00044

NO.	DATE	BY

NO.	DATE	BY

DATE: 12/11/97
 DR. BY: EM
 CK. BY:

PROJECT NO.
 97-174
 SHEET
 SA-1
 OF

